

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for Volunteer Fire Department

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Wise Avenue Volunteer Fire Company, Inc.
(Type or Print Name)
Signature: William C. Martini
Address: 214 Wise Avenue
City and State: Baltimore, Maryland 21202

Attorney for Petitioner:
Lee N. Sachs
(Type or Print Name)
Signature: [Signature]
Address: 25 South Calvert Street
City and State: Baltimore, Maryland 21202
Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
David C. Martini
Address: 8277 Del Haven Rd. Balto., MD 21222
City and State: Baltimore, Maryland 21202
Attorney's Telephone No.: 685-0111

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of October, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 13th day of November, 1984, at 11:00 o'clock A.M.

Carl John
Zoning Commissioner of Baltimore County.

Z.C.O.-No. 1

(over)

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the Site Plan filed in case 78-105XA, 71-227XASPH to alter building.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Wise Avenue Volunteer Fire Company, Inc.
(Type or Print Name)
Signature: William C. Martini
Address: 214 Wise Avenue
City and State: Baltimore, Maryland 21202

Attorney for Petitioner:
Lee N. Sachs
(Type or Print Name)
Signature: [Signature]
Address: 25 South Calvert Street
City and State: Baltimore, Maryland 21202
Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
David C. Martini
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Carl John
Zoning Commissioner of Baltimore County.

Z.C.O.-No. 1

(over)

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 409.2.b (3) (5) to permit Forty-six (46) parking spaces in lieu of the required Ninety-seven (97) spaces.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Wise Avenue Volunteer Fire Company, Inc.
(Type or Print Name)
Signature: William C. Martini
Address: 214 Wise Avenue
City and State: Baltimore, Maryland 21202

Attorney for Petitioner:
Lee N. Sachs
(Type or Print Name)
Signature: [Signature]
Address: 25 South Calvert Street
City and State: Baltimore, Maryland 21202
Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
David C. Martini
Address: 8277 Del Haven Rd. Balto., MD 21222
City and State: Baltimore, Maryland 21202
Attorney's Telephone No.: 685-0111

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of October, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 13th day of November, 1984, at 11:00 o'clock A.M.

Carl John
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR SPECIAL HEARING : OF BALTIMORE COUNTY
NE/S of Wise Ave., 124.93' SE
of Evergreen Dr., 12th Dist.
WISSE AVENUE VOLUNTEER FIRE : Case No. 85-137-XSPHA
COMPANY, INC., Petitioner

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2168

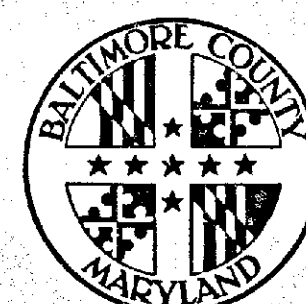
I HEREBY CERTIFY that on this 24th day of October, 1984, a copy of the foregoing Entry of Appearance was mailed to Lee N. Sachs, Esquire, 25 S. Calvert St., Baltimore, MD 21202, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

MICROFILMED

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 7, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman
Nicholas B. Commodari

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Lee N. Sachs, Esquire
25 South Calvert Street
Baltimore, Maryland 21202

RE: Case No. 85-137 XSPHA (Item No. 35)
Petitioner - Wise Avenue Volunteer Fire Company, Inc.
Special Hearing, Special Exception and Variance Petition

Dear Mr. Sachs:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plan that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your client's proposal to expand the existing fire company on the site that was the subject of two previous hearings (Case #71-227-XASPH & #78-105-XA), the special hearing is required, while the special exception is required because part of the expansion is proposed to be constructed on land that was never the subject of a zoning hearing. The variance is required because the parking requirements cannot be satisfied.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NEC:mc3

Enclosures

cc: Kiddo Consultants, Inc.
1020 Cromwell Bridge Road
Towson, Maryland 21204



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

August 31, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #35 (1984-1985)
Property Owner: Wise Avenue Volunteer Fire Company, Inc.
N/ES Wise Ave., 124.93' S/E from Evergreen Dr.
Acres: 0.70 & 0.19
District: 15th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

Prior to removal of any existing curb for entrances, the Petitioner shall obtain a permit from the Bureau of Public Services, Attention: Mr. C. E. Brown, 494-3321. At the same time, the Petitioner should indicate to Mr. Brown the extent of modification to the existing inlet, so that a determination can be made as to whether County inspection will be required.

If an additional sanitary sewer connection is to be made, permission may be obtained from the Department of Permits and Licenses. The System Connection Charge is determined, and payable, upon application for the Plumbing Permit.

Very truly yours,

Gilbert S. Benson
GILBERT S. BENSON, P.E., Asst. Chief
Bureau of Public Services

GSB:EAM:DBS:88

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: James Markle, P.E., Chief
SLOAN DESIGN & APPROVAL Section Date: August 29, 1984

FROM: Edward A. McDonough, P.E.

SUBJECT: Zoning Item #35 (1984-1985)
Critical Area
Wise Ave. Volunteer Fire Co., Inc.
N/ES Wise Ave. S/E from Evergreen Dr.
District 15

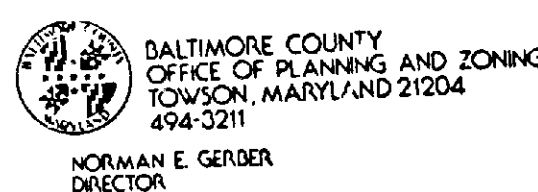
We are forwarding one print of the above zoning item for your review and comments. This site is located in a "critical area".

EDM:
Attachment

EDWARD A. MCDONOUGH, P.E., Chief
Developers Engineering Division

Existing topography not shown on map. Unless firm map shows existing area is actually unimproved. What is number of bearing for existing area? Submission should be re-reviewed. Whether applicant is able to submit to this office.
DWS.

AUG 31 1984
BALTIMORE COUNTY



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 8-14-84
Item # 35
Property Owner: Wise Avenue Volunteer Fire Co., Inc.
Location: NE/S Wise Ave., S/E of Evergreen Dr.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable:

- () There are no site planning factors requiring comment.
- (X) A County Review Group Meeting is required.
- () A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- (X) The parking arrangement is not satisfactory.
- (X) The parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on [unclear].
- (X) Landscaping should be provided on this site and shown on the plan.
- () The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service area is [unclear].
- () The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- (X) Additional comments:

Landscaping Manual Standards will apply to additional Compact car parking spaces are outlined in blue to show how they should be provided around additional driveway. Space between buildings 7.0 & E area around driveway should be landscaped. Landscaping of different use is proposed for the existing 3 bay apparatus area. Additional comments regarding Critical Area Calculations will be submitted by the Chesapeake Planning Division. Existing driveway calculations must be checked to provide screening.

Eugene A. Bober
Chief, Current Planning and Development

cc: James Hoswell

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Zoning Commissioner
Date: August 16, 1984

FROM: Paul J. Solomon, Head
Environmental Planning Sect., OPZ

SUBJECT: Petition for S.E. and Variance - *EBW #35*
Wise Avenue Volunteer Fire Dept.

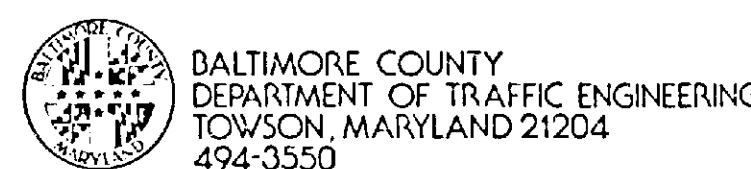
I have reviewed this request for its conformance to the Chesapeake Bay Critical Area requirements and have determined that it is consistent with the requirements of the State of Maryland to minimize adverse impacts on water quality and fish, wildlife and plant habitat.

Sincerely,

Paul J. Solomon
Paul J. Solomon, Head
Environmental Planning
Planning and Zoning

PJS:eds

cc: Norman E. Gerber
Robert W. Marriott, Jr.
Eugene A. Bober
Andrea VanArsdale
James G. Hoswell



STEPHEN E. COLLINS
DIRECTOR

August 16, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 35 - ZAC Meeting of August 14, 1984
Property Owner: Wise Avenue Volunteer Fire Company, Inc.
Location: NE/S Wise Avenue 124.93' S/E from Evergreen Drive
Existing Zoning: B.L. & D.R. 5.5 (CRITICAL AREA)
Proposed Zoning: Special Hearing to approve an amendment to site plan filed in Case No. 78-105-XA & 71-227-XASHF to alter building, Special Exception for Volunteer Fire Company and variance to permit 46 parking spaces in lieu of the required 97.

Acres: 0.70 & 0.19
District: 15th

Dear Mr. Jablon:

We have reviewed the site plans for Wise Avenue Volunteer Fire Company and have the following comments.

1) Parking - The parking lot at the rear of the site, located on Orchard Drive fails to meet minimum County standards. The County has not accepted compact parking spaces. The stairwell in the driveway is not acceptable. This site has been the source of complaints about parking in residential areas when the hall is in use. The two parking lots should have access between them.

2) Driveways - The petitioner has several curb cuts on Wise Avenue and proposes more; this represents a hazard for both pedestrians and vehicles.

The only way the existing and proposed apparatus area can be used is by backing into the site from Wise Avenue, this causes congestion on Wise Avenue; a heavily traveled street and one of the few east-west crossings in the area.

3) Traffic Signal - The Fire Company has a traffic signal and should this zoning petition be granted this signal will require extensive modifications. If this petition is granted a 20 scale drawing will be required of the site showing both sides of Wise Avenue from Evergreen Drive to Park Avenue, the location of the signal controller, and the location of the fire power source (The signal will be attached directly to the Fire Company's circuit box).

MR. ARNOLD JABLON
Zoning Commissioner
August 16, 1984

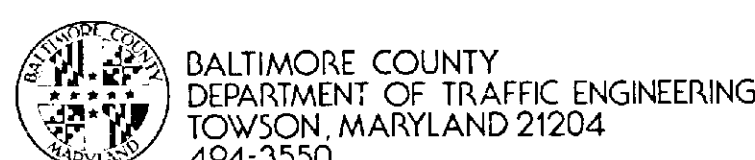
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Item No. 35 ZAC Meeting of August 14, 1984

REQUEST FOR MORE INFORMATION - The petitioner is requested to provide this office with the following vehicle characteristics of the Fire Apparatus, that is, length, width, weight, turning radius, and number of axles.

Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/ccm



STEPHEN E. COLLINS
DIRECTOR

October 2, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Item 35 - ZAC Meeting of August 14, 1984
Revised Comments

Dear Mr. Jablon:

On September 26, 1984, I met with Mr. Les Sachs and Mr. David C. Martini and their engineer, Mr. Richard Smith. During this meeting, Mr. Martini indicated that the Volunteer Fire Company is not proposing any expansion to the existing Meeting Hall nor are they increasing the size of the Volunteer Fire Company. If this is the case, we would not anticipate any change in the present traffic patterns.

The plan calls for an increase to the existing number of parking spaces of 13. Although there is a need for more space, this should ease the present parking problem to a certain extent. We also recommend that the Fire Department continue its efforts to provide additional parking spaces in the area.

The driveway locations appear to be satisfactory as planned provided there is no expansion of the existing operation. Also, a 5 foot planter should be extended from the southwest corner of the building out to the sidewalk to better define the driveway area.

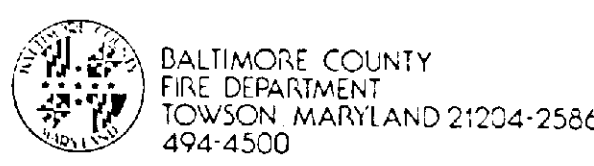
The Fire Company has a traffic signal and should this zoning petition be granted, this signal will require extensive modifications. If this petition is granted, a 20 scale drawing will be required of the site showing both sides of Wise Avenue from Evergreen Drive to Park Avenue, the location of the signal controller, and the location of the fire power source. (The signal will be attached directly to the Fire Company's circuit box.)

We hope the above information will be helpful and if we can provide you further information, please don't hesitate to contact us.

Very truly yours,

Charles E. Burnham
Charles E. Burnham, Chief
Planning Division

CMR/22a



PAUL H. REINCKE
CHIEF

August 14, 1984

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Wise Avenue Volunteer Fire Company, Inc.

Location: NE/S Wise Avenue 124.93' S/E from Evergreen Drive

Item No.: 35 Zoning Agenda Meeting of August 14, 1984

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____

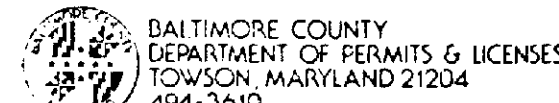
EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: *Paul H. Reincke*
Planning Division

Noted and Approved: *George M. McGehee*
Fire Prevention Bureau

JK/mbl/cm



ED ZALESKI JR.
DIRECTOR
Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

November 1, 1984

Dear Mr. Jablon:

Comments on Item # 35 Zoning Advisory Committee Meeting are as follows:

Property Owner: Wise Avenue Volunteer Fire Company, Inc.
Location: NE/S Wise Avenue 124.93' S/E from Evergreen Drive
Existing Zoning: B.L. & D.R. 5.5 (CRITICAL AREA)
Proposed Zoning: Special Hearing to approve an amendment to site plan filed in Case No. 78-105-XA & 71-227-XASHF, etc.

Acres: 0.70 & 0.19
District: 15th

The items checked below are applicable:

- () All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- () A building/other permit shall be required before beginning construction.
- () Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- () Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- () An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A fire wall is required if construction is on the lot line, see Table 101, line 2, Section 1107 and Table 1102, also Section 503.2.
- () Requested variance appears to conflict with the Baltimore County Building Code, Section 4.

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, turn the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.

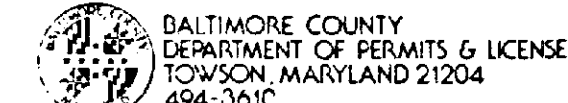
I. Comments - Floor loads for Assembly Use shall be provided. Please be aware the Assembly/area on the second floor will require as much as a 3 hour separation from the engine or apparatus area. See Section 312.2, also Section 511.2.3. The interior stairway cannot exit into the engine area. See Section 511.0. See also Section 1111.0 and Section 503.2 for window openings permitted and not permitted. See Code for additional requirements.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:es



ED ZALESKI JR.
DIRECTOR
Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

August 29, 1984

Dear Mr. Jablon:

Comments on Item # 35 Zoning Advisory Committee Meeting are as follows:

Property Owner: Wise Avenue Volunteer Fire Co., Inc.
Location: NE/S Wise Avenue 124.93' S/E from Evergreen Drive
Existing Zoning: B.L. & D.R. 5.5 (CRITICAL AREA)
Proposed Zoning: Special Hearing to approve an amendment to site plan filed in Case No. 78-105-XA & 71-227-XASHF.

Acres: 0.70 & 0.19
District: 15th

The items checked below are applicable:

- () All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- () A building/other permit shall be required before beginning construction.
- () Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- () Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- () An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A fire wall is required if construction is on the lot line, see Table 101, line 2, Section 1107 and Table 1102, also Section 503.2.
- () Requested variance appears to conflict with the Baltimore County Building Code, Section 4.

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, turn the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.

I. Comments - The Building Code classifies the apparatus area as a garage "S-1" use, the assembly areas as "A-3" Use, and the offices as "B" Business Use. Fire separations as high as 3 hours may be required under Section 312.0 between the various use groups. Compliance to the handicapped code is required. The interior stair shall comply with Section 511.0.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:es

IN RE: PETITIONS SPECIAL EXCEPTION, *
SPECIAL HEARING, AND VARIANCE *
NE/S of Wise Avenue, 124.93' *
SE of Evergreen Drive - 12th *
Election District *
Wise Avenue Volunteer Fire *
Company, *
Petitioner *

BEFORE THE *
ZONING COMMISSIONER *
OF BALTIMORE COUNTY *
Case No. 85-137-XSPHA *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception for a volunteer fire company in a B.L. Zone, a special hearing to amend the site plans approved in Case Nos. 71-227-XASPH and 78-105-XA to alter the building, and a variance to permit 46 parking spaces instead of the required 97 spaces, as more particularly described on Petitioner's Exhibit 2.

The Petitioner, by David Martini, project manager for the fire company, appeared and testified and was represented by Counsel. Testifying for the Petitioner was Richard Smith, a professional engineer. There were no Protestants.

Testimony indicated that the volunteer fire company has been at its present location, zoned B.L. and D.R.5.5, since 1945. As a result of a fire in 1962, the building used by the fire company was reconstructed at that time. Additionally, this property was the subject of a hearing, Case No. 71-227-XASPH, in which the Petitioner received a special exception for a volunteer fire company, a variance for 34 parking spaces instead of the required 49 spaces, and a special permit for parking in a residential zone. Later, in Case No. 78-105-XA, the Petitioner received a special exception for a volunteer fire company and a variance to permit 37 parking spaces instead of the required 59 spaces. Expansion is necessary due to the demand for increased services required by an ever-expanding population and the need for up-dated equipment. The Petitioner needs larger and more modern facilities within which to house its new

equipment. The subject property is not large enough to provide sufficient area for expansion, and the only place to locate an addition would be on an adjoining 70' x 120' parcel, zoned B.L., purchased in 1981. The addition would comprise two stories. The first floor would be 24' x 88' and be used to store the new fire equipment, which is too large for the old bays, with the rear used for expansion of the kitchen facilities. The L-shape of the second floor would connect it to old building, as shown on Petitioner's Exhibit 2, and be used for the officers' offices and expansion of the day room.

Although 97 parking spaces are required 46 spaces would be provided. It is important to note that no additional manpower or equipment is proposed. The Petitioner feels that the parking proposed, which is an increase, is sufficient for its needs. The size of the property and the need to expand limit the area available in which to provide parking.

Mr. Smith testified that, in his opinion, the conditions precedent as delineated in Section 502.1 and as required by Section 307, Baltimore County Zoning Regulations (BCZR), will be satisfied. The public health, safety, and welfare of the community will not in any way be adversely impacted or effected if the relief prayed for is granted.

The Petitioner seeks relief from Section 230.13, pursuant to Section 502.1; from Section 409.2.b.(3) and (5), pursuant to Section 307; and to amend the site plans approved in Case Nos. 71-227-XASPH and 78-105-XA pursuant to Section 300.7 and 500.9, BCZR.

After reviewing all of the testimony and evidence presented, it appears that the special exception as applied for should be granted, with certain restrictions as more fully described below.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements

set forth in Section 502.1. In fact, the Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not actually adversely affect the public interest. The facts and circumstances of the use proposed by the Petitioner do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use irrespective of its location within the zone. Schultz v. Pritts, 422 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way inconsistent with the spirit and intent of the BCZR.

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
2. whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variance were not granted. It has been established that the requirement the Petitioner seeks relief from here would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of property, and public hearing held, and it appearing that by reason of the requirements of Section 502.1 having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception, special hearing, and variance should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14 day of November, 1984, that the Petition for Special Exception for a volunteer fire company in a B.L. Zone, the Petition for Special Hearing to amend the site plans approved in Case Nos. 71-227-XASPH and 78-105-XA to alter the building, and the Petition for Zoning Variance to permit 46 parking spaces instead of the required 97 spaces be and are hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. A landscaping plan must be submitted to the Current Planning and Development Division, Office of Planning and Zoning, for approval.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: November 8, 1984
Noran E. Gerber, Director
FROM: Office of Planning and Zoning
No. 84-137-XSPHA
SUBJECT: Wise Avenue Volunteer Fire Co., Inc.

Assuming compliance with the comments of the Zoning Plans Advisory Committee, this office is not opposed to the granting of the subject request.

NEG/JGH/sf

PETITION FOR SPECIAL EXCEPTION, SPECIAL HEARING
AND VARIANCE
12th Election District

LOCATION: Northeast side of Wise Avenue, 124.93' Southeast of Evergreen Drive

DATE AND TIME: Tuesday, November 13, 1984 at 11:00 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a volunteer fire department, Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the site plan filed in Case No. 78-105-XA and 71-227-XASPH to alter building, and Variance to permit 46 parking spaces in lieu of the required 97.

Being the property of Wise Avenue Volunteer Fire Company, Inc., as shown on plat plan filed with the Zoning Office.

In the event that these Petitions are granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

KIDDE CONSULTANTS, INC.
Subsidiary of Kidde, Inc.

1020 Cromwell Bridge Road
Baltimore, Maryland 21204
(301) 321-5500

Direct Dial Number
321-5512

DESCRIPTION

0.70 ACRE PARCEL, NORTHEAST SIDE OF WISE AVENUE, 124.93 FEET
SOUTHEAST OF EVERGREEN DRIVE, BALTIMORE COUNTY, MARYLAND.

This Description is for a Parking Variance.

Beginning on the northeast side of Wise Avenue at the distance of 124.93 feet, as measured southeasterly along said Wise Avenue, from the southeast side of Evergreen Drive, running thence binding on the northeast side of said Wise Avenue, (1) S 70° 59' 00" E 152.86 feet, thence two courses: (2) N 19° 01' 00" E 120.00 feet and (3) N 35° 13' 00" E 110.58 feet to the southwest side of Orchard Drive, thence binding on the southwest side of Orchard Drive, (4) N 56° 16' 00" W 100.00 feet, thence the three courses: (5) S 33° 36' 00" W 136.07 feet, (6) N 70° 59' 00" W 48.50 feet, and (7) S 19° 01' 00" W 120.00 feet to the place of beginning.

Containing 0.70 of an acre of land.

RWB:rjm

J.O. 1-84058

July 5, 1984

W.O. 4390C



CONSULTING ENGINEERS

WISE AVENUE VOLUNTEER FIRE HOUSE

CONCEPT DESIGN SPECIFICATION

DESIGN CONSULTANTS:

BROSSO, WILHELM & McWILLIAMS, INC.
1025 Cromwell Bridge Road
Baltimore, MD 21204
(301) 321-6760

BROSSO, WILHELM & McWILLIAMS, INC.

BROSSO, WILHELM & McWILLIAMS, INC.
1025 Cromwell Bridge Road, Baltimore, Maryland 21204 301-321-6760

TO PARTICIPATING FIRMS:-

The members of the Wise Avenue Volunteer Fire House wish to express their appreciation to all participating firms.

The Concept Design has been prepared by the Architectural firm of Brosso, Wilhelm & McWilliams, Inc. with the Engineering criteria being developed by PCI Engineering, Inc. The documents herein are not intended for construction. It is the obligation for the Contractor to contract the Design Consultant to complete such documents or their own A/E I m.

Each firm is requested to submit, by the prescribed date, a price proposal based on providing the total Design and Construction Services for a turn key project based on the enclosed criteria and Concept Design Drawings.

The Civil Engineering for this project is, at present, being evaluated by Kidde Consultants, Inc. Continued work in this area is as directed by the Owner.

NOTICE TO CONTRACTORS/ARCHITECT/ENGINEERS

The following package includes plans, drawings and the specifications for the proposed Addition to the Wise Avenue Volunteer Fire House.

The Contractor's Architect/Engineer is to develop this criteria into construction documents. These documents will be reviewed by both Owner and their Design Consultant as to intent of design and materials proposed.

The Contractor will consider this as a turn key project and assume the responsibility of providing an operational facility no later than the requested completion date.

BROSSO, WILHELM & McWILLIAMS, INC.
1025 Cromwell Bridge Road, Baltimore, Maryland 21204 301-321-6760

ALLOWANCES & UNIT PRICING

Hardware: Hardware for doors shall be included as part of the project base bid. This allowance shall include the cost of material and installation. The allowance is based on a standard duty line hardware series, with U.S. 10 B finish. Locks shall be arranged for Master Keying.
Allowance for this work to be \$ 4,000.00

The proposal shall clearly define unit prices for the following items:

- Lineal Feet of Partitioning.
- Per Light Fixture Fluorescent and Incandescent.
- Duplex Outlets.

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GENERAL

The Design Concept prepared is to be used as a basis of an approved Concept Design and Contract Documents to be prepared by the Contractor and his Architect/Engineer. The final design shall conform to all applicable local and national codes.

- Energy conservation criteria for the building skin to be in conformance to Baltimore County's Energy Code Criteria.
- Design of foundations and structures below grade will be based on soil bearing capacity of 3,000 pounds per square foot at a depth of three feet below existing grade.

- Foundations will be established at elevations as determined from information furnished by an accredited soil laboratory.
- Roof and wind load criteria shall conform to local applicable codes.

The Owner shall assume all responsibility for zoning and regulations governing the use of the site and the site's facilities.

- Labor and materials will be furnished for the design and construction of the work as shown on the drawings and as described in these specifications.

- Materials will be new unless otherwise noted.

- All final design and work will be in accordance with the requirements of Underwriters and all governing bodies.

- Items and work indicated as being furnished by the Owner are not to be included in the cost of the work.

- The Contractor shall obtain all permits. The amount to be paid for the permit should be included in the cost of the base bid.

- Occupancy certification required by governing bodies will be obtained by the Contractor.

- The facility will be delivered in a clean condition ready for occupancy.

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GENERAL DESIGN CRITERIA

CIVIL ENGINEER

A separate Civil Engineer (Kidde Consultants, Inc.) will be employed by the Owner to develop all required site design.

CONCRETE

- Poured Concrete

All concrete work shall conform to ACI 318-77 and ACI 301.

Concrete work will include plain and architectural cast-in-place concrete. Materials, installation methods and tests will conform to applicable ASTM and ACI Standards.

In general, materials for poured-in-place concrete will be so proportioned that the compressive strength at 28 days will be 3,000 psi.

Reinforced concrete floors on grade will test 4,000 psi and be a minimum of 5" and 6" at the fire engine bays.

- Finishing

Unless otherwise noted, concrete will be steel trowel finished for floors intended as walking surfaces or reception of floor finishes, and broom finished for sidewalks and slip-retardant surfaces. Defects in formed concrete exposed to view will be patched to match adjacent area.

- Joints

Isolation joints of premolded material will be provided to accommodate structural separation of floor slab from other building elements. Control joints will be provided to minimize drying-shrinking tensile stresses within concrete floor slabs on grade.

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- Miscellaneous Items

During the progress of the work, concrete tests will be taken from each major pour for the purpose of securing 7 and 28 day compressive strengths. Tests will be made by a recognized testing laboratory. The cost of all tests should be included in the cost of the work.

METALS

- Structural Steel Fabrication & Erection

Structural Steel will be fabricated and erected in accordance with the American Institute of Steel Construction's current "Specification for the Design, Fabrication and Erection of Structural Steel for Building" and "Code of Standard Practice."

Structural Steel will be painted one prime coat of manufacturer's standard gray primer in shop where fabricated.

Where high strength bolts are used, proper bolt tensions will be established by the use of load indicated washers.

- Steel Joists

Steel Joists will be fabricated and erected in accordance with specifications of the Steel Joist Institute. Steel joists will be painted one prime coat of manufacturer's standard gray primer.

- Miscellaneous Metal

Miscellaneous metal items included will be, but not limited to:

Access frames and panels.

Ladders for access to roof areas.

Thresholds for exterior doors.

Lintels for support of construction over opening.

Equipment Supports.

Exterior stairs, railings and required supports - Treads to be cement filled.

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EXTERIOR WALLS

- Front and lower face to be concrete masonry units and face brick to match existing. Provide all reinforcing and ties.

- Upper wall surface to be concrete masonry metal studs, insulation and gypsum surfacing. Where shown, texture 1-11 exterior rough sawn plywood on furring and roof surfacing and sheathing on 2 x 4 treated wood framing.

- Side and rear walls to be concrete masonry units (reinforced and painted) with metal studs, insulation and gypsum interior facing where noted. In future, kitchen and bar area masonry to be left exposed.

DOORS

- New overhead doors to match existing.

- New exterior and interior rated doors to be hollow metal and frames. Exterior doors to be a minimum of 18 gage and frames to be 16 gage.

- Hollow metal 3/4 hr. and 1 1/2 hr. rated doors and frames where noted.

WINDOWS

- Wood windows to be similar to Andersen's Insulated Glazed Vinyl Clad Casement Units with terracotta finish.

- Aluminum windows, if substituted, to be insulated glazed prefinished enamel with a thermal break section.

GLAZING

- Andersen's typical insulated glazing.

ROOF SURFACE

- 20 Year type built-up roofing on 2" rigid insulation and metal deck. Roofing to be supplied with a minimum five year guarantee.

- Gravel Steps to be shop formed, pre-finished aluminum - finish dark bronze.

- Expansion joints, as required.

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- Provide and install smoke and heat vents, as required by Code.
- Provide minimum of one roof hatch with ladder from storage areas meeting OSHA requirements.

- Equipment curbs to be pre-fabricated (Pate Curb or equal). Rise Above Roof Surface - 12".
- Around all mechanical HVAC roof top units, provide 36" walkway planks.

FINISHES

- Interior Partitions

Interior partitions in office areas shall be constructed of metal stud (2 1/2" and 3 5/8") members with gypsum wallboard (5/8" thick). All toilet and locker room walls to have a double layer of wallboard and special framing as required to support fixtures. Sound attenuation blankets in all enclosed offices and conference rooms. Stud size, spacing, wall board thickness and details of partition construction shall be governed by the assembly type selected to satisfy the degree of fire resistance, sound isolation and height restrictions. If required, furring on concrete masonry units for attachment of wallboard shall be metal.

- Resilient Flooring

Vinyl floor tile shall be face size of 12 x 12 x 1/8 inches overall thickness.

Resilient base will be flat type, 4 inches high. Internal and external corners will be the premolded type.

- Ceramic Tile

Floors: 2" x 2" x 1/4" from full range of standard colors set on adhesive.

Walls: 4 1/4" x 4 1/4" x 1/4" from full range of standard colors.

- Louvers (As Required)

Finish and color for all louvers to be compatible to the adjacent finished surface.

CARPENTRY

- Miscellaneous Framing
Work under this heading will include wood framing members, nailers, blocking, furring and similar activities where required to frame and form line for finishes. Nailers and blocking will be treated for decay and fire resistance.
- Finish Carpentry
Interior trim members will be custom grade red oak.
- All casework within this contract will be laminated plastic on plywood. Drawer slides, hinges, catches, locks, pulls, adjustable shelf strips and operating hardware will be included.
Countertops and vanities, where noted, will be of plywood construction and receive a plastic laminate finish on backsplash, top and face surfaces.
- Wood Doors
Interior office area and toilet room doors shall be solid core custom grade oak veneer, with hollow metal frames.
- Acoustical Ceiling
 - General Areas - Acoustical
Suspended 24" x 24" x 5/8" Mineral Tile
 - Toilet Rooms/Locker Rooms -
Suspended Acoustical 24" x 24" x 5/8".
Ceramaguard or equal with a painted aluminum suspension system.
 - 2-Hour rated ceiling system at fire engine bay area similar to system G203.

• **Field Painting**

Paint finishes will be applied to areas as noted. Surfaces concealed from view will not be field painted unless noted. Paint for the following surfaces are finish coats. Finish coats are in addition to any off-site applied or on-site required prime coat. Wood stain and/or filler for natural wood finish, if required, will be considered as prime coat.

Exterior Work - Exposed to View

| | |
|---------------------------------------|-----------|
| Masonry | - 2 Coats |
| Ferrous Metal - Doors & Trim | - 2 Coats |
| Ferrous Metal | - 2 Coats |
| Non-ferrous metal will not be painted | |
| Pavement Markings | - 1 Coat |
| Wood Panels (Stain) | - 1 Coat |

Interior Work - Exposed to View

| | |
|---------------------------------------|-----------|
| Ferrous Metal | - 2 Coats |
| Non-ferrous metal will not be painted | |
| Woodwork and trim, painted finish | - 2 Coats |
| Woodwork and trim, natural finish | - 2 Coats |
| Concrete Masonry | - 2 Coats |
| Gypsum Wallboard | - 2 Coats |
| Piping Identification (banding) | - 2 Coats |

Piping conduit and ductwork exposed to view will not be painted unless noted otherwise.

SPECIALTIES

• **Toilet Partitions**

Toilet compartments will be floor mounted type, flush panel units with a baked enamel finish. Hardware, fittings and accessories will be non-ferrous metal or with protected finish.

Compartments will be equipped with paperholder and coat hook with rubber bumper. Women's compartments will be provided with purse shelf.

• **Toilet Room Accessories**

Soap dispensers of the liquid type will be furnished for each lavatory.

Paper towel dispensers with waste receptacle will be provided in each toilet room.

Feminine napkin disposal units will be furnished in Women's Toilet Rooms. A feminine napkin-tampon dispenser of the coin type will be furnished in Women's Toilet Rooms.

Accessories, in general, will be of the surface mounted type. Material or finish of accessories will be stainless steel.

Mirror with integral shelf will be furnished at each lavatory.

PLUMBING

Sanitary and storm sewers shall be separate systems. Piping shall be as follows:

- Above Grade Within Building: Service weight uncoated cast iron, DWV copper or Schedule 40 galvanized steel.
- Underground Within Building and Under Roads and Parking Areas: Extra heavy uncoated cast iron.
- Underground Beyond Five Feet of Building Walls (except roads and parking areas): Extra strength vitrified clay.

Underground water service piping shall be cast iron pressure pipe with 175 pound cast iron pressure fittings. Hot water shall be obtained from automatic electric hot water heaters. Hot, cold and recirculating water piping above ground within the building shall be type L hard temper copper tubing with wrought copper solder joint fittings. Piping 1-1/2 inch and larger may be Schedule 40 galvanized steel with 150 pound galvanized malleable iron fittings.

Entire building shall be provided with an automatic sprinkler system. System shall be in accordance with NFPA. Piping shall be Schedule 40 black steel pipe with 175 psi cast iron or malleable iron screwed fittings or cast iron or steel flanged fittings. Provide all required controls, valves, etc.

All hot, cold and recirculating piping within the building shall be insulated, 1/2 inch thickness.

Roof and floor drains shall be provided where necessary to facilitate proper drainage. Drains connected to sanitary sewer shall be provided with deep seal traps.

Plumbing fixtures shall be as follows:

- Water Closets: White vitreous china wall hung, flush valve type with elongated bowl and open front seats.
- Urinals: White vitreous china wall hung, flush valve type.
- Lavatories: White vitreous china wall hung and countertop type.
- Service Sinks: Enameled cast iron, single bowl type with rim and rim guard.
- Showers: Stall type with two inch floor drain and mixing valve.
- Electric water coolers shall be air cooled wall hung type, handicapped style.
- Plumbing fixtures for handicapped shall comply with ANSI Standards.

HEATING, VENTILATING AND AIR CONDITIONING

Heating, ventilating and air conditioning systems shall be designed for the following conditions:

- Outside Design: Summer 95 Degrees DB, 78 Degrees WB
Winter 0 Degrees F
- Inside Design: Summer 78 Degrees DB, 50% R.H.
Winter 70 Degrees F
- Lighting: As specified herein.
- Ventilation: Comply with BOCA Code.

Systems shall consist of packaged roof top units, providing multiple zoning. Economic analysis for fuel source selection shall be submitted for review. Energy consumption of selected equipment shall comply with BOCA requirements.

All supply and return air ductwork shall be provided with one inch interior acoustic insulation lining.

Toilet rooms, locker rooms and shower shall be exhausted at the rate of 2 cfm per square foot by roof exhaust fans.

TESTING AND BALANCING

System testing, balancing, start-up, adjustment and operation instructions to Occupant's personnel shall be included.

ELECTRICAL

GENERAL

The building design shall conform to the National Electrical Code (NEC), National Electrical Safety Code (NESC) and all rules, regulations and codes of local, state and federal authorities having jurisdiction.

The electrical design shall coordinate with other disciplines to provide electrical power, control, communications or other services necessary for the complete design and operation of the building. Design shall also meet any requirements of the Owner's insuring agency.

GROUNDING

Grounding of all electrical equipment and circuits to be in accordance with the NEC.

Ground fault protection for feeders, circuits and receptacles shall be provided in accordance with the NEC.

WIRE

All interior wiring will be copper conductors, with THW and/or XHHW insulation rated 600 volts.

All exterior and/or direct burial cable shall be type USE approved for direct burial with copper conductors and rated 600 volts, type USE shall be installed in PVC conduits outside the building.

CONDUITS

All conduits exposed or concealed inside the building shall be rigid steel galvanized conduit or EMT.

Conduits concealed in a concrete floor or buried beneath the floor shall be rigid steel galvanized conduit.

All conduit installed underground exterior to the building shall be Schedule 40 PVC. Extension of these conduits above the floor inside the building shall be with rigid steel galvanized conduit. All conduits for direct burial outside the building shall be at a minimum depth of two feet below grade.

RECEPTACLES

Provide adequate 120 volt, 20 ampere, duplex receptacles in all areas for the intended use of each room. Install two weatherproof receptacles at entrances.

Provide 120 volt duplex receptacles in areas as needed for operation and maintenance.

LIGHTING SYSTEMS

A general overhead lighting system of the characteristics indicated will be provided as follows:

| Interior | Average Maintained Foot Candles | Fixture Type | Lamp |
|------------------|---------------------------------------|--------------|------------------------|
| Offices | 60 - 80 | Recessed | 35 Watt Fluorescent |
| Corridors | 30 | Recessed | 35 Watt Fluorescent |
| Toilets | 25 - 30 | Wall Mtd. | 35 Watt Fluorescent |
| Apparatus Bay | 20 - 30 | Strip | 300 ma Fluorescent |
| Stairs | 30 | Wall mtd. | 35 Watt Fluorescent |

Recessed lay-in fluorescent units will have acrylic prismatic diffusers and energy efficient ballasts.

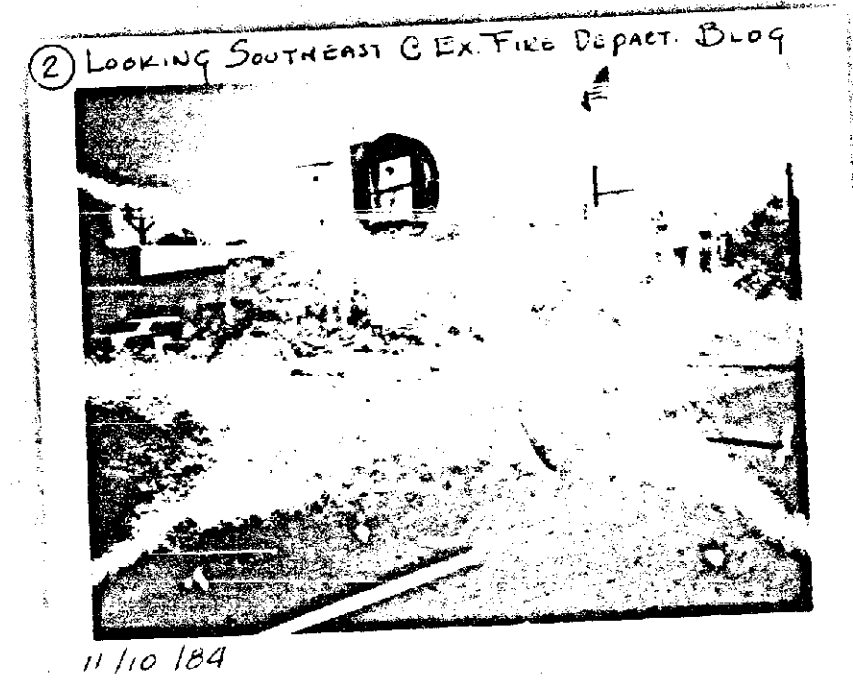
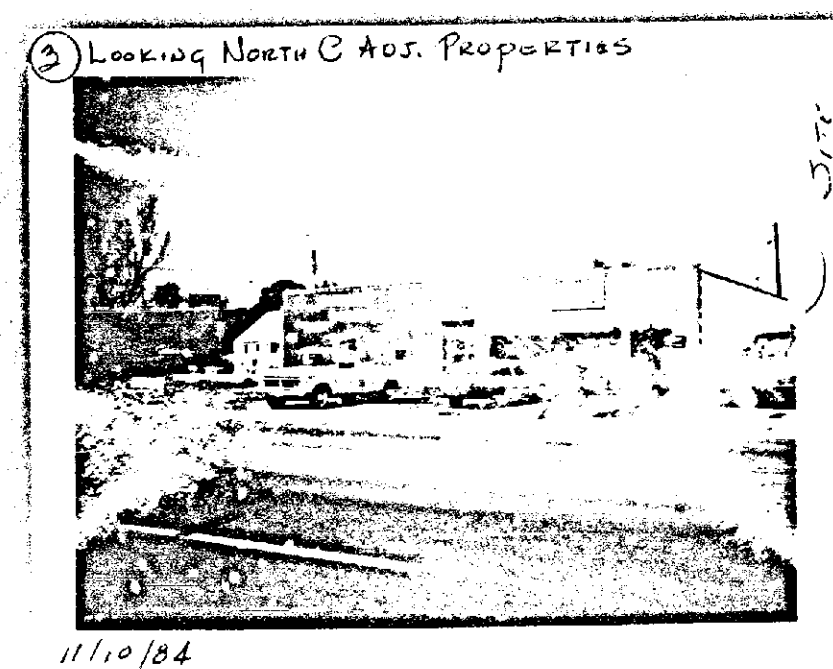
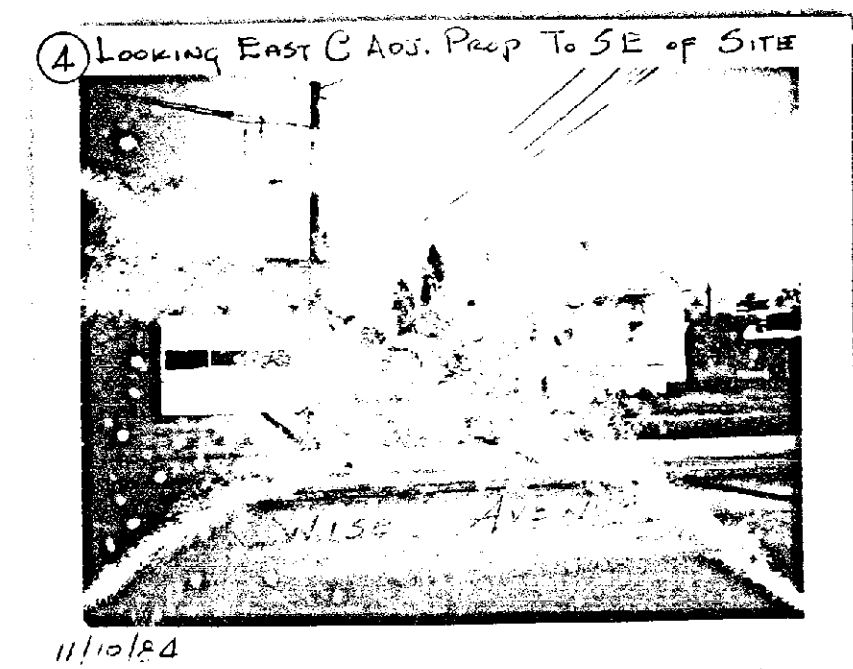
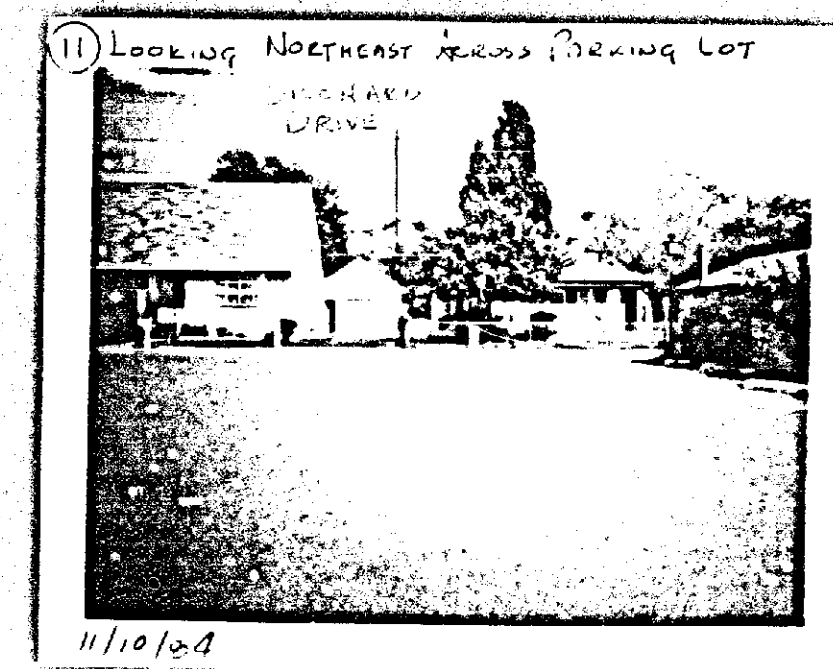
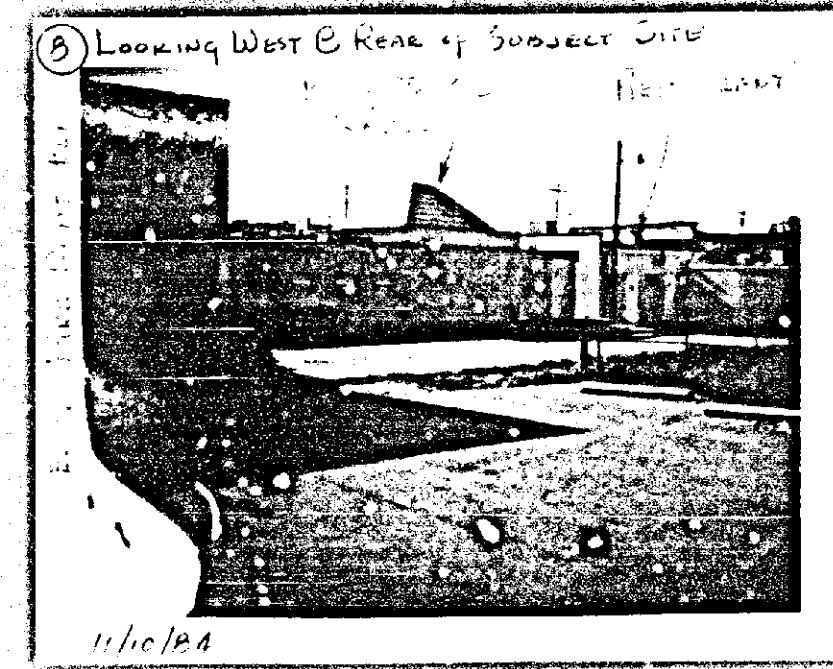
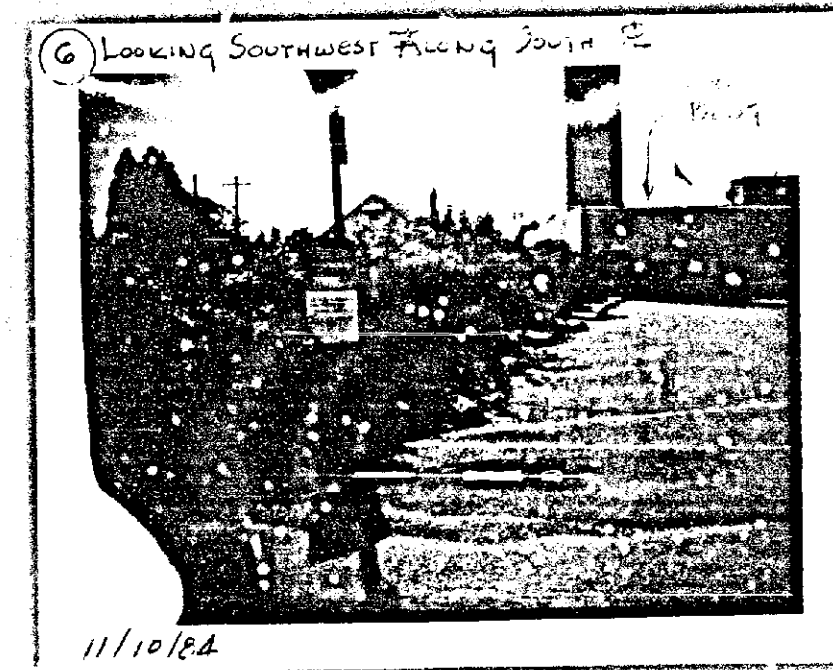
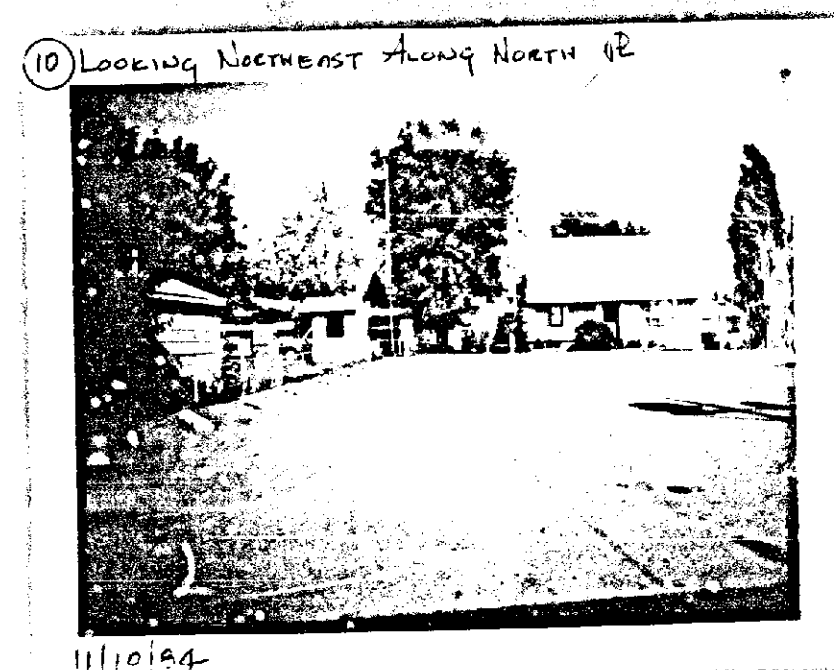
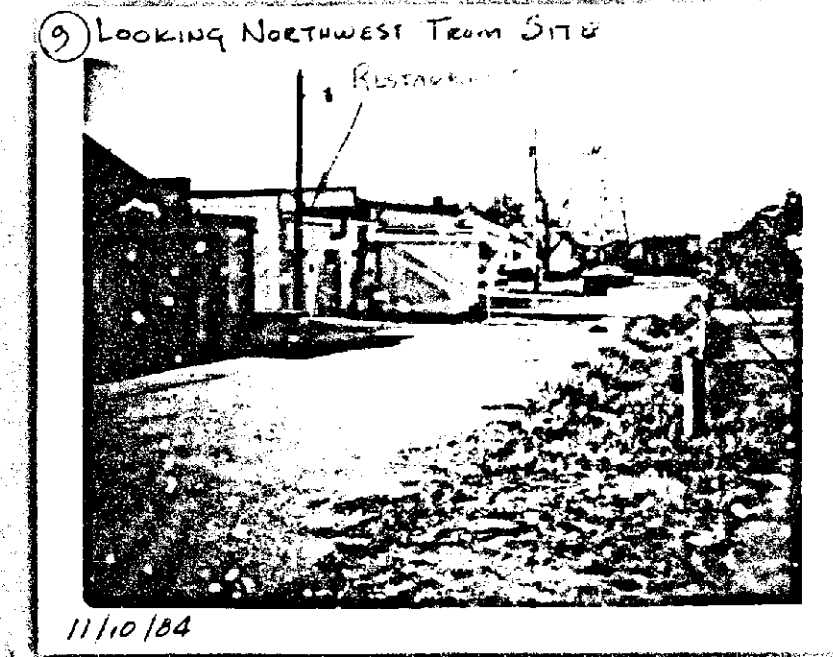
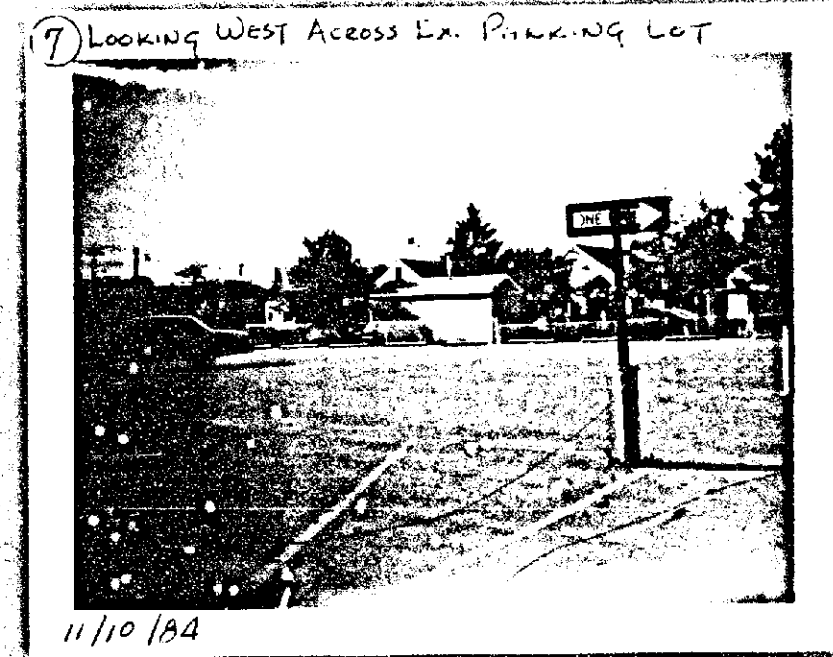
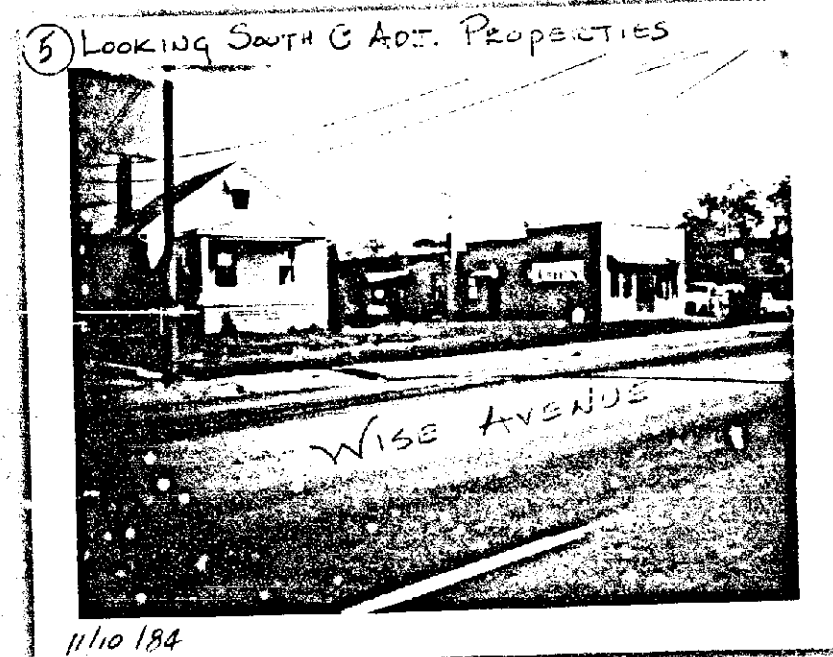
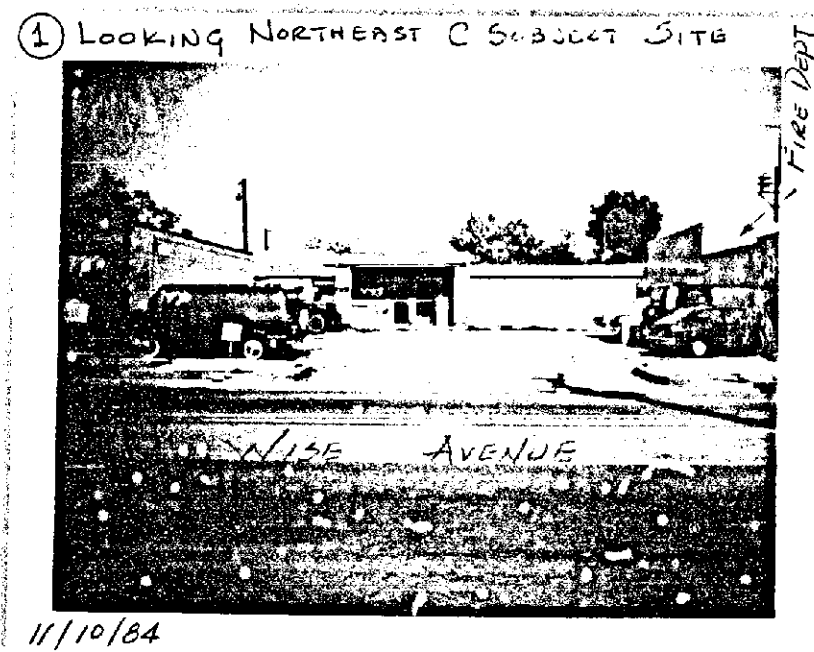
All lamps to be furnished and installed by Contractor.

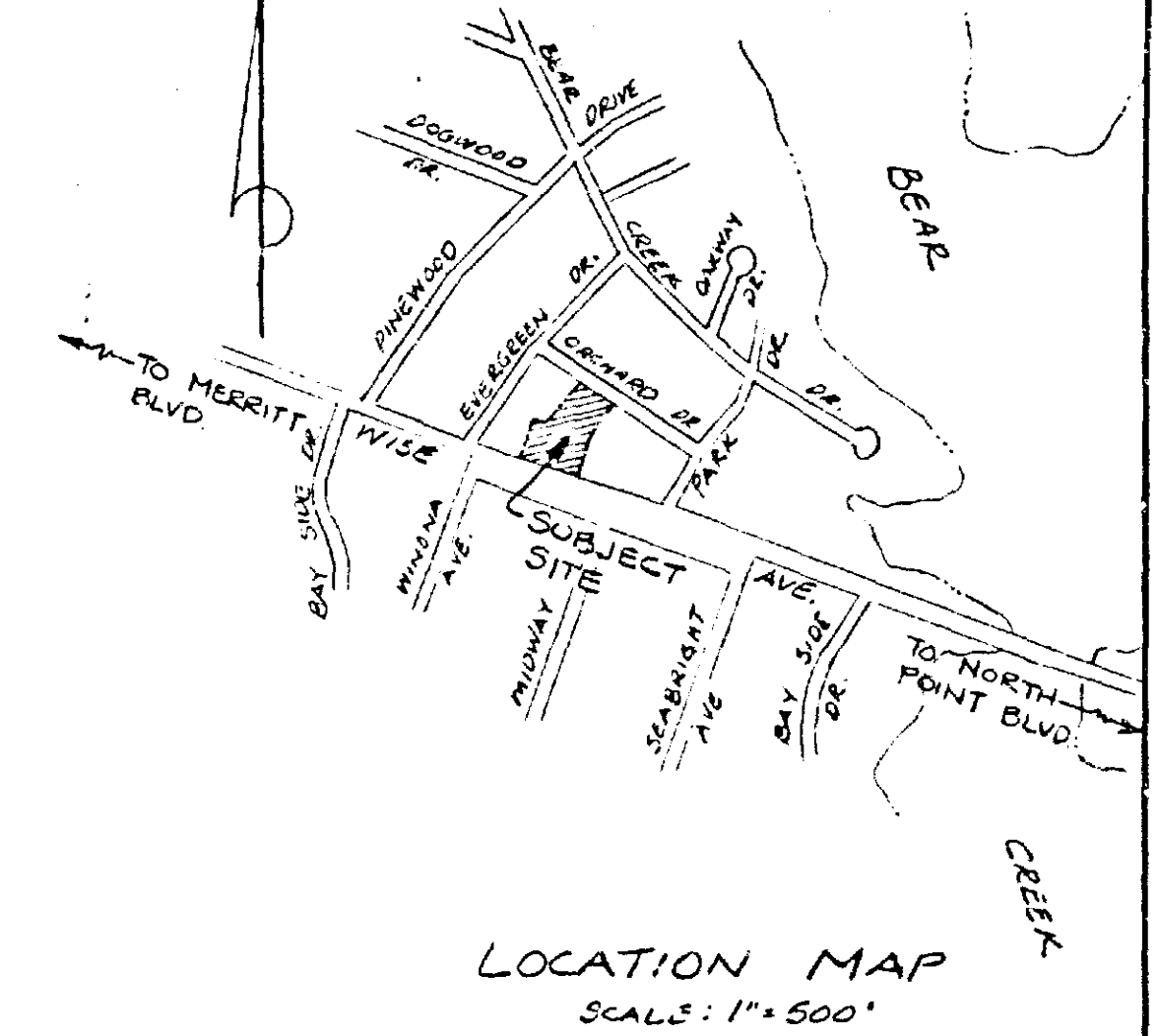
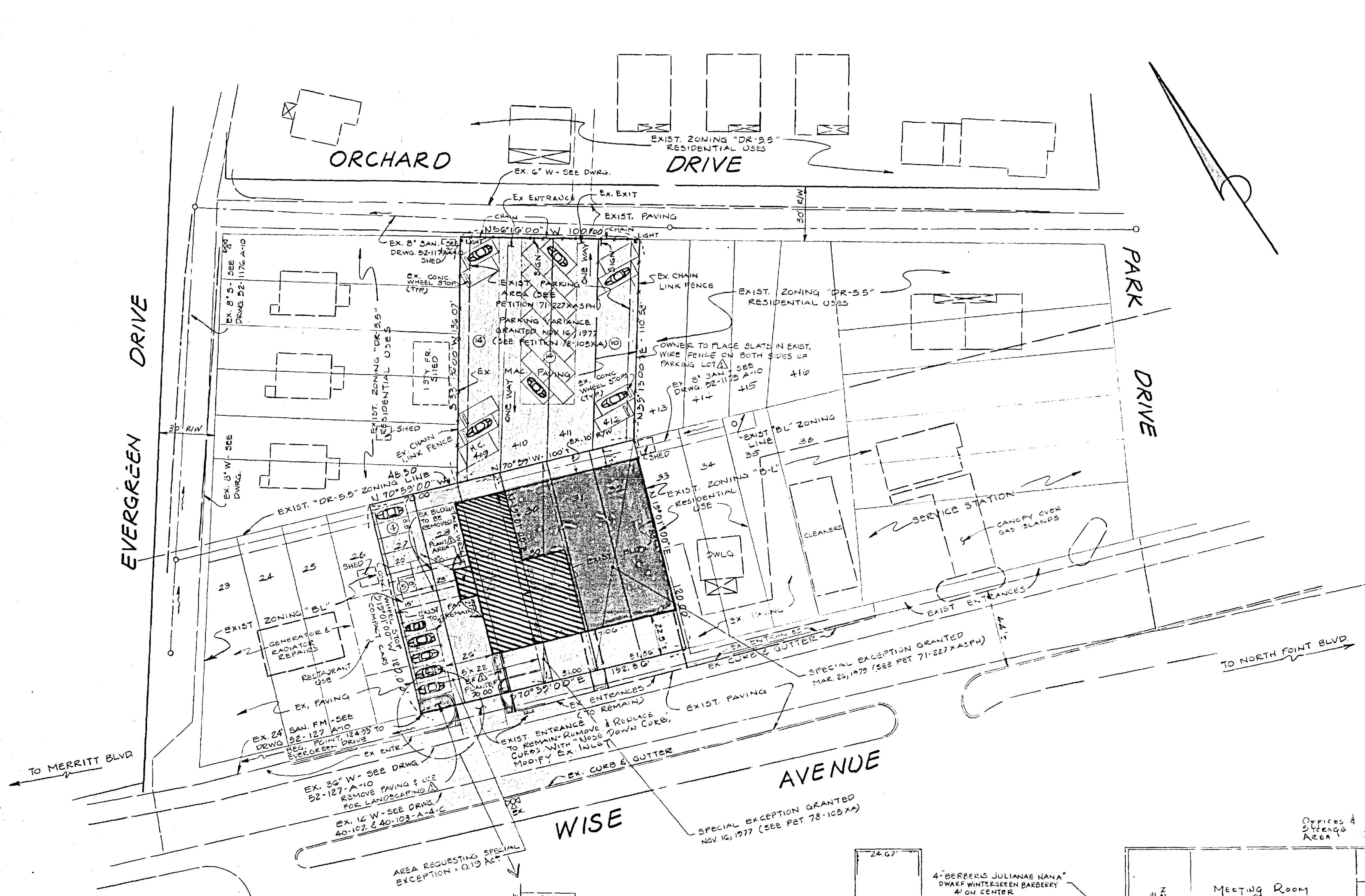
Parking area lights to be photo-electric and time clock controlled from one main contactor inside building. Locate photo-cell outside of building on wall common to Electrical Room.

EXIT AND EMERGENCY LIGHTS

Exit lights to be located over doors and in corridor as required. Lights to have lamps for connection to separate normal lighting circuit and self-contained battery.

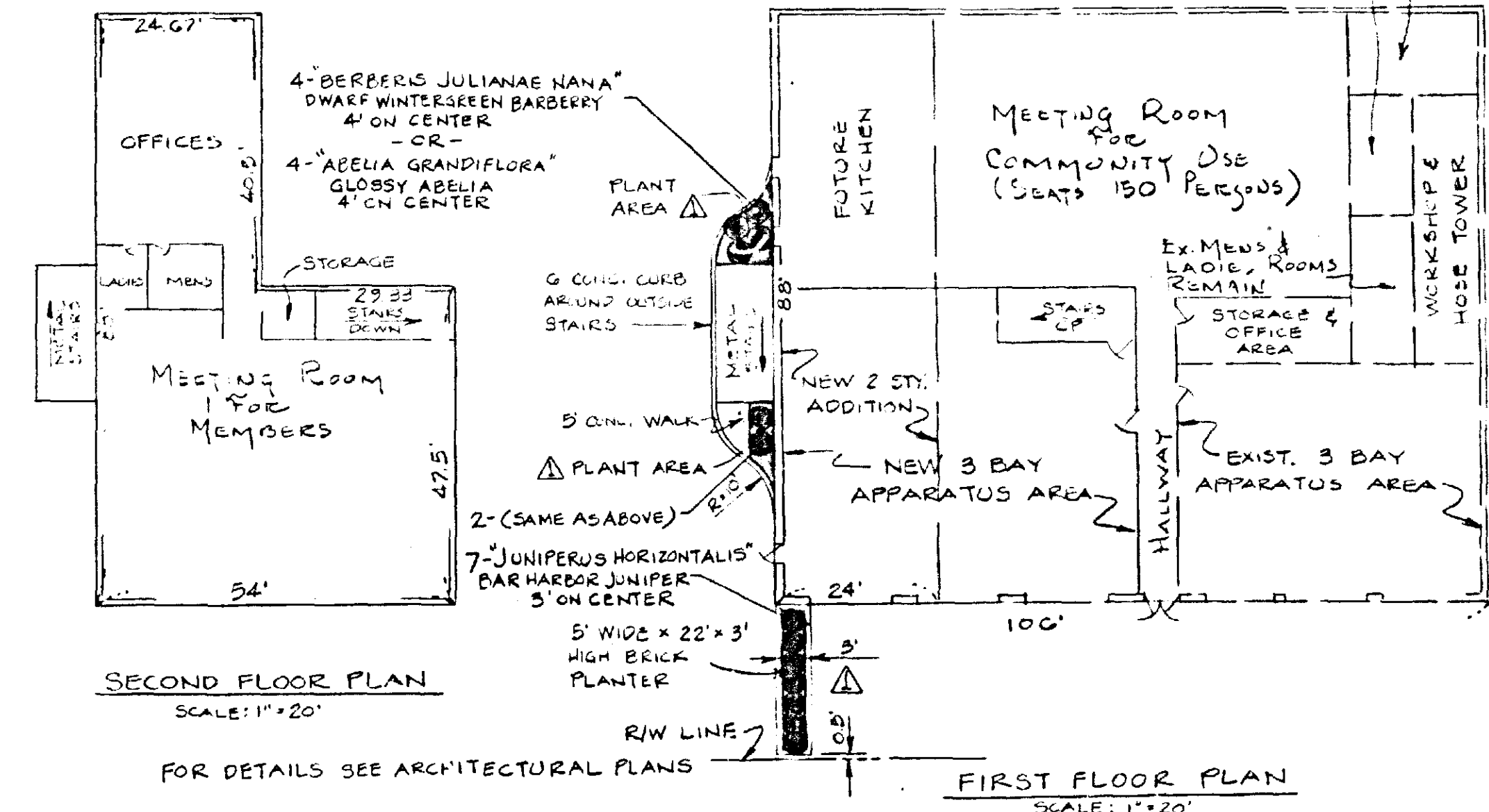
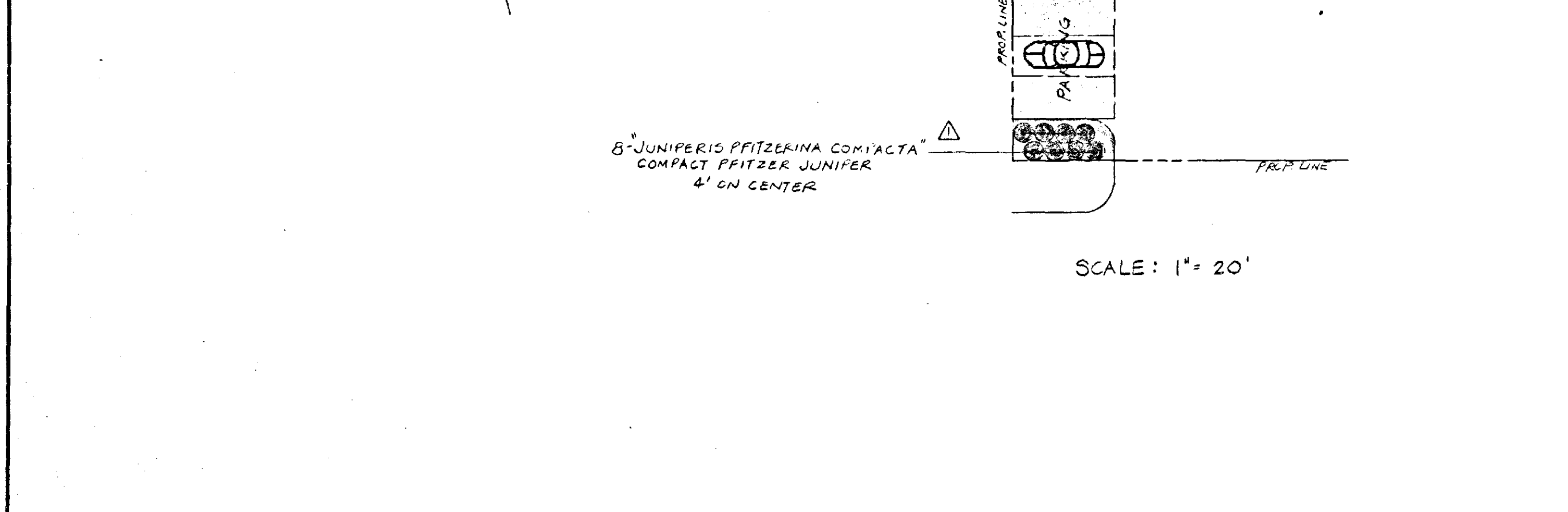
Petitioner Wm. Ave. Volunteer Fire Co. Received by Nicholas B. Commodari
 Petitioner's Attorney Lee E. Sachs Nicholas B. Commodari
 Chairman, Zoning Plans
 Advisory Committee





GENERAL NOTES

1. TOTAL AREA OF SITE = 0.70 AC
2. AREA OF SITE REQUESTING "SPECIAL EXCEPTION" = 0.19 AC
3. EXISTING ZONING OF SITE "BL" (0.19 AC) "BL WITH SPECIAL EXCEPTION" (0.23 AC) & "DR-5.5" WITH PARKING PERMIT (0.28 AC) SEE PETITIONS 71-227 X ASPH & 78-105 XA
4. EXISTING USE OF SITE "CLOSED DINER" (BL PORTION) & VOLUNTEER FIRE DEPARTMENT BALANCE OF SITE
5. PROPOSED ZONING OF SITE "BL WITH SPECIAL EXCEPTION" & "DR-5.5" WITH PARKING PERMIT
6. PROPOSED USE OF SITE "VOLUNTEER FIRE DEPARTMENT"
7. OFFSTREET PARKING DATA:
 - A. EXISTING BUILDING AREA GROUND FLOOR = 7,216 SQ. FT.
 - B. PROPOSED GROUND FLOOR AREA = 2,112 SQ. FT.
 - C. EXISTING & PROPOSED OFFICE, STORAGE, WORK & APPARATUS AREAS = 5803 SQ. FT. REQUIRING 193 SPACES (1/300 #)
 - D. EXISTING COMMUNITY MEETING ROOM & FUTURE KITCHEN AREA = 3,617 SQ. FT. REQUIRING 723 SPACES (1/500 #)
 - E. PROPOSED 2ND FLOOR OFFICE AREA & MEETING ROOM = 3,358 SQ. FT. REQUIRING 67 SPACES (1/500 #)
 - F. TOTAL SPACES REQUIRED = 983 = 99 SPACES
 - G. TOTAL SPACES EXISTING & PROPOSED = 46 (PLUS EXISTING VARIANCE OF 15 SPACES) = 61 SPACES - NEW VARIANCE REQUIRED
8. PETITIONER IS REQUESTING A PARKING VARIANCE TO ALLOW 46 SPACES INSTEAD OF THE REQUIRED 99 SPACES. A VARIANCE OF 53 SPACES. PETITIONER IS PROVIDING 13 ADDITIONAL SPACES OVER WHAT NOW EXISTS WITH NO INTENT TO INCREASE CURRENT USE OF FACILITY.
9. PUBLIC WATER & SEWER EXIST AT THE SITE.
10. SITE IS LOCATED IN THE PATAPSCO NECK DRAINAGE AREA.
11. SITE IS NOW DEVELOPED WITH 100% IMPERVIOUS MATERIALS EITHER IN BUILDINGS OR PARKING AREAS. THERE WILL BE NO CHANGE IN RUN-OFF FROM THIS SITE BASED UPON THE INTENDED IMPROVEMENTS.



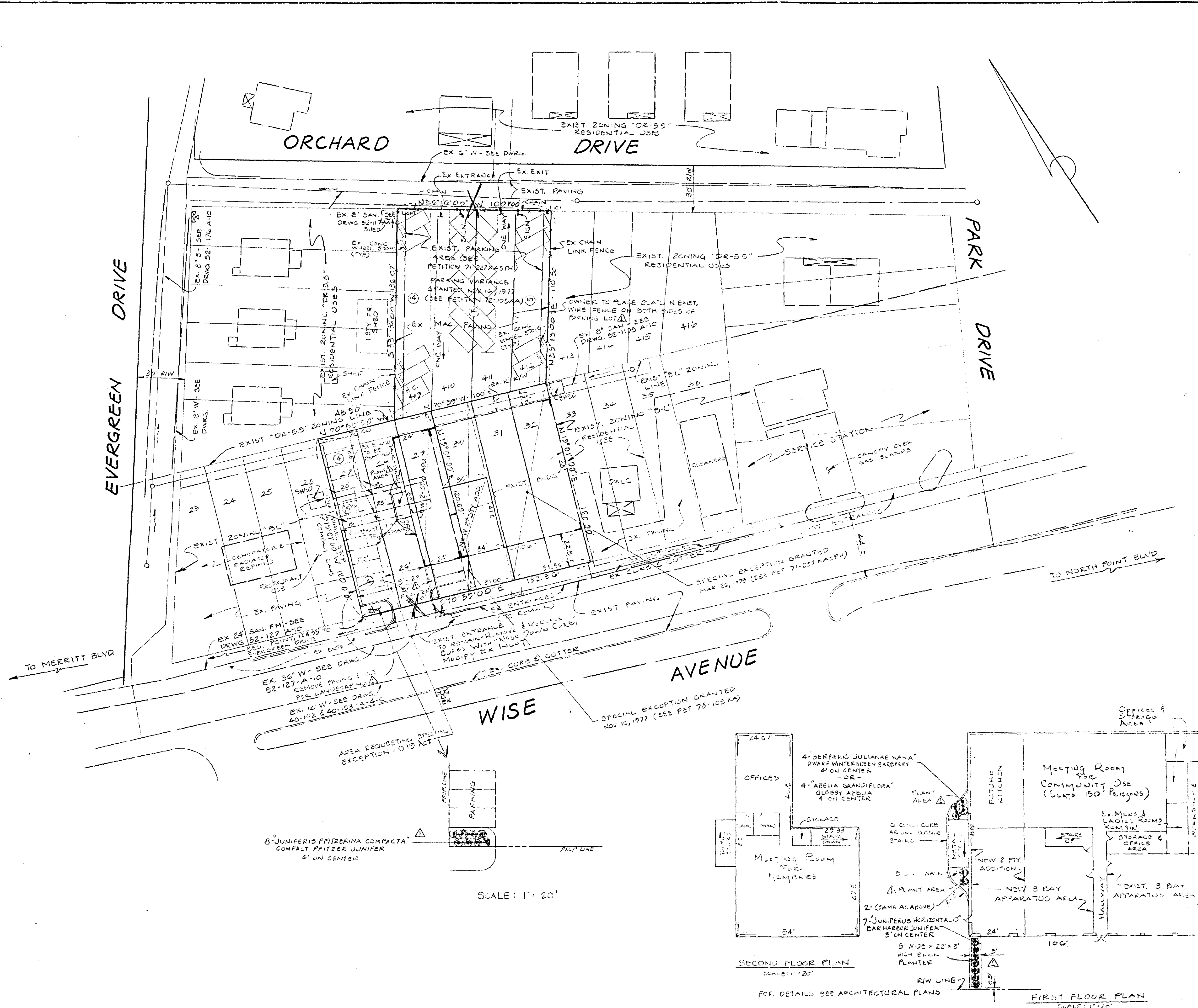
PETITIONER'S
EXHIBIT

| Drafting | DATE | REVISIONS |
|----------|---------|--|
| J.L.B. | 9-25-84 | 1. ADDED CURB & PLANT AREAS; REVISED NOTES 7D, E, F & 8; ADDED NOTE 11; ADDED LANDSCAPING DETAILS. |
| Check | R.L.S. | |
| Design | R.L.S. | |
| Check | R.L.S. | |

KIDDE CONSULTANTS, INC.
ENGINEERS • ARCHITECTS • PLANNERS

PLAT TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION & PARKING VARIANCE
WISE AVENUE VOLUNTEER FIRE DEPT.
ELECTION DISTRICT #12
BALTIMORE COUNTY, MARYLAND

| SHEET | DATE | JOB NUMBER |
|-------|----------|------------|
| 1 | | |
| OF | SCALE | K.C.1. |
| 1 | 1" = 50' | 01-84058 |



| DATE | REVISIONS |
|---------|---|
| 7-23-84 | 1. ADDED CURB & PLANT AREAS; REVISED |
| 8-1-84 | NOTES 7, 8, 9 & 11 ADDED NOTE 11, ADDED |
| 8-1-84 | LANDSCAPING DETAILS |

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PLAN TO ACCOMPANY PETITION
SPECIAL EXCEPTION & PARKING VARIANCE
FOR
WISE AVENUE VOLUNTEER FIRE DEPT.
ELECTION DISTRICT NO. 12
BALTIMORE COUNTY, MARYLAND

| SHEET | DATE | JOB NUMBER |
|--------|----------------|----------------|
| 1 OF 1 | SCALE 1" = 30' | KC.1. 01-84055 |